



Green Practices Commission

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 862-6767, Fax: (314) 863-9146

AGENDA

GREEN PRACTICES COMMISSION MEETING

Thursday, April 13, 2023 at 5:30 – 7:00 p.m.

Heman Park Community Center

975 Pennsylvania Avenue, University City, MO 63130

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **OPENING ROUND**
4. **APPROVAL OF MINUTES:** March 9, 2023 draft minutes attached
5. **SPECIAL PRESENTATION** – Comprehensive plan update and critical questions for the Green Practices Commission (Shelby Oldroyd of Planning NEXT)
6. **CITIZEN PARTICIPATION**
7. **NEW BUSINESS**
 - a. Federal grant opportunity: Energy Efficiency and Conservation Block Grant (EECBG). The city is looking into using this grant opportunity for electric vehicle charging infrastructure at city-owned parking lots/garages.
8. **OLD BUSINESS**
 - a. Electronics recycling event
 - b. Sustainability action item matrix
9. **COUNCIL LIAISON UPDATE**
10. **CLOSING ROUND**
 - a. Next meeting: Either cancel May 11, 2023 meeting or ask that John Wagner attend in place of Mary Kennedy (staff liaison).
11. **ADJOURNMENT**

Staff Liaison Contact:

Mary Kennedy, Senior Planner

(314) 505-8516

mkennedy@ucitymo.org



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MEETING MINUTES - DRAFT

GREEN PRACTICES COMMISSION

Thursday, March 9, 2023 at 5:30 – 7:00 pm

Heman Park Community Center

1. Call to Order: 5:33 pm

2. Roll Call:

Attendees Present: John Solodar (Chairman), Connie Mueller, Mathew Emden, Tim Schmalz, Adam Staudt, Jonathan Stitelman, Stacy Clay (Council Liaison) Mary Kennedy (Staff Liaison)

Attendees Absent: none

3. Opening Round:

Chairman Solodar reminded the GPC of the “homework” to provide five recommended items from previous plans to inform the sustainability action plan.

Commissioner Stitleman shared that he attended an urban humanities conference called Biosphere 2 in Tucson, Arizona.

4. Approval of Minutes: February 9, 2023

Commissioner Mueller moved to approve the February 9, 2023 meeting minutes as presented, seconded by Commissioner Stitleman, and unanimously approved.

5. Special Presentation:

Commissioner Schmalz presented on the Greenhouse Gas Emissions Inventory in University City. Below are the key points from his presentation:

- Between 2005 and 2015, there was an unaccounted ~30% increase in commercial electricity use. Commissioner Schmalz investigated the increase and asked Ameren for their insight on possible explanations but could not determine what the increase resulted from.
- Centennial Commons is by far the largest consumer of energy and emitter of greenhouse gases among city-owned buildings.
- Firehouse #1 consumes significantly more energy than Firehouse #2, despite being a newer building.
- The most pressing impacts of climate change in University City are flooding and extreme heat.
- Based on 2010 data, University City was among the lower greenhouse gas emissions per capita of peer municipalities in the region (only Maplewood and Wildwood were lower). Emissions per capita decreased between 2005 and 2010 in University City.
- Commissioner Schmalz also presented suggested actions to meet a 25% reduction in emissions by 2025, among different target areas (commercial, solid waste, government buildings, government vehicles).

Additional discussion focused on possible GPC climate action plan items:

- Commercial electricity reduction strategies city-wide.



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- Promote residential weatherization programs (such as CAASTLC's programs) for the northwest portion of the city which appears to use the most electricity per square foot.
- Increase access to storm shelters and community cooling centers.

6. Citizen Participation: None

7. New Business: None

8. Old Business:

- a. Electronics recycling event: Mary Kennedy shared with the GPC that St. Louis County has a grant program for municipalities to host electronics recycling events, and that the grant would cover costs for city employees to staff the event, advertising costs, and negative value items (CRT TVs, freon, etc.). The Commission agreed that September, when families are back in town for the beginning of the school year, would be ideal timing for the event, and that we should plan to cover the cost of two negative value items per vehicle.
- b. Sustainability action items: Commissioner Schmalz shared the status of the compiled matrix of action items and suggested the GPC keep the list to no more than 30 items. Factors that will guide prioritization are cost, staff time, and community value. He asked that each commissioner follow through on providing their top five action items.
- c. Comprehensive plan update: Mary Kennedy suggested that the comprehensive plan consultants provide an update to the GPC to begin integrating their expertise and perspectives into the plan. Kennedy will plan a more formal discussion on the comprehensive plan at either the April or May GPC meeting.

9. Council Liaison Update:

Council Member Clay shared that the council reviewed two conditional use permits for recreational marijuana dispensaries (one was approved and one was tabled). In April, citizens will vote on a 3% sales tax on recreational marijuana.

He also provided an update on the Market at Olive development. There is an anchor retail store that has been secured for the site just east of Costco, and there is interest in the northeast and southeast corners.

10. Closing Round

Tim Michels and Aaron Michels of Energy Resources Group were mentioned as good partners in learning more about the City's past energy audits and may be able to help the GPC understand the discrepancy in energy consumption between Firehouses #1 and #2.

11. Adjournment: The meeting was adjourned at 7:05 pm.



Department of Planning & Development

6801 Delmar Boulevard, University City, Missouri 63130, Phone: (314) 505-8560, Fax: (314) 862-0694

MEMORANDUM

TO: Green Practices Commission
FROM: Mary Kennedy, Planner
DATE: April 13, 2023
SUBJECT: Comprehensive Plan Update & Critical Questions

Overview:

The comprehensive planning process has been underway for several months and has been guided by staff (Department of Planning & Development), a consultant team led by Planning NEXT, the Plan Commission (focused on more technical land use issues), and an Advisory Committee (including Plan Commission members and others who are assisting with outreach and public engagement). The plan will build on the visioning work done in the Community Vision 2040 Roadmap, completed in July 2022, as well as the Economic Development Strategy, completed in 2021.

A comprehensive plan is a long-term (10-20 years) guide to land use and many other interrelated topics. It can lay the foundation for zoning changes and help the Plan Commission review development priorities and guide other decision-making about where and how the physical environment of the City should change over time. Approximately 400 individuals have participated so far in our first round of public engagement, which is still currently underway (workshops, online and paper surveys, pop-up events).

The planning team would like to present to the Green Practices Commission an update on the planning process and initiate a discussion on University City's sustainability goals, use of green space, and building and development standards. Below are two critical questions we'd like to pose to the GPC:

1. The comprehensive plan could recommend that new green space is introduced within the Flood Mitigation Area in lieu of encouraging new development that would be vulnerable to flooding. This green space could serve as a community amenity and have environmental benefits such as to help with stormwater management and restore natural ecosystems and habitat. ***If green space is developed within the flood plain, how can it best support the City's sustainability goals?***
2. The Draft Conceptual Framework Map includes areas that are recommended for Focused Growth and Redevelopment, where higher intensity development may be pursued. This presents opportunities for encouraging green buildings. The comprehensive plan could recommend the use of rating systems such as LEED or Energy Star, and could also recommend more specific green building standards. ***What kinds of standards or guidelines could best encourage green buildings in these areas, supporting sustainability while not being too onerous so as to discourage the kind of development that is desired?***

If you have any questions or comments you'd like to share about the Comprehensive Plan, please contact Mary Kennedy at mkennedy@ucitymo.org, or 314-505-8516.



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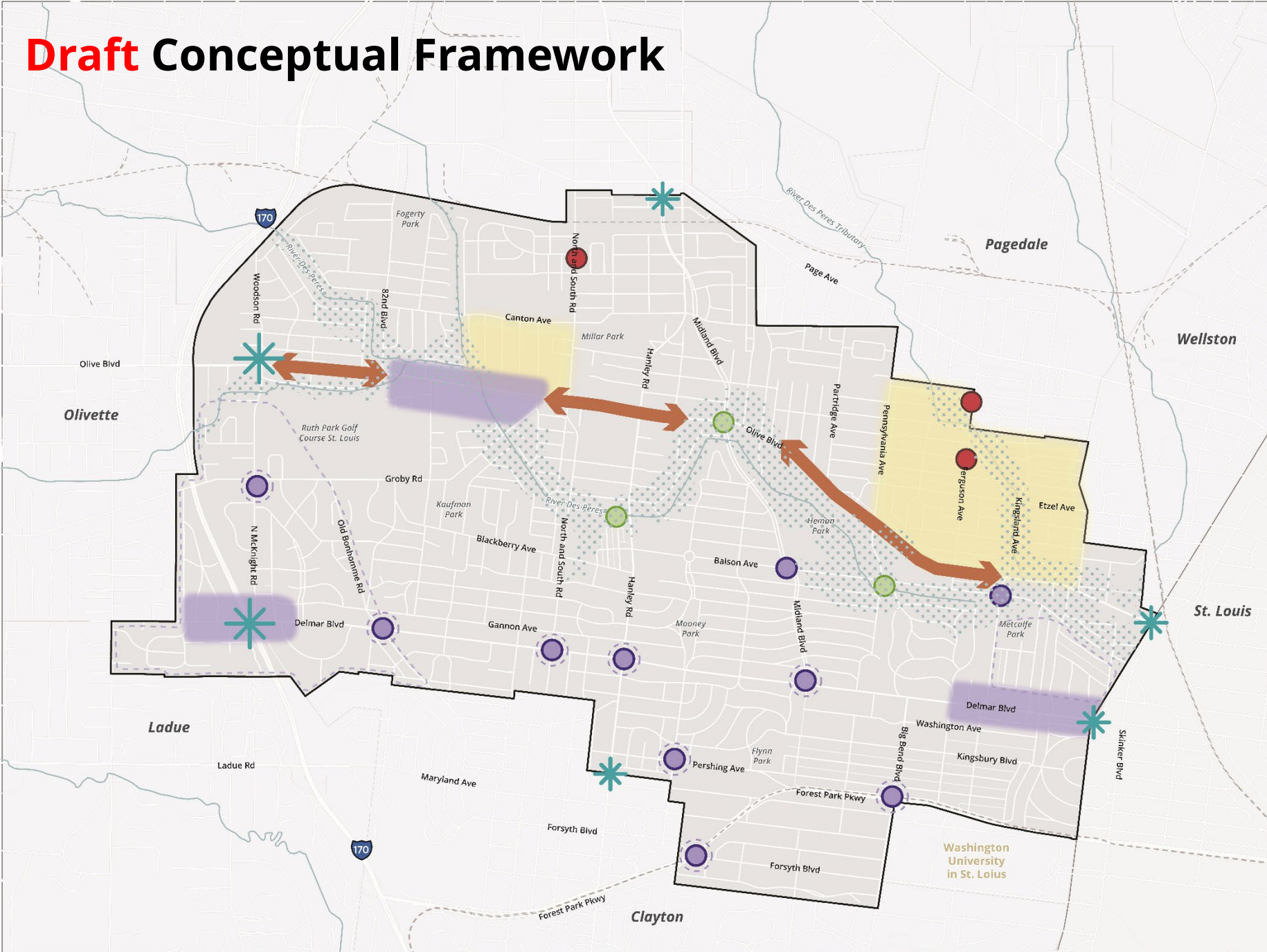
Green Practices Commission Meeting

April 13, 2023

Draft Goal Statements

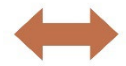
- 1. Preserve and enhance great places.** Maintain existing character, while encouraging creative development, and building resilient, vibrant places.
- 2. Advance shared prosperity.** Support and expand a diverse local economy, quality education, and a strong workforce that improves opportunities for all residents.
- 3. Connect community.** Invest in community connection to increase mobility options, improve social cohesion, and encourage civic involvement.
- 4. Leverage assets.** Capitalize on University City's diverse cultural, historical, and physical assets while investing in new amenities.
- 5. Strengthen livability.** Enhance neighborhoods as the building block of the community and center of day-to-day life.
- 6. Improve collaboration.** Prioritize commitment to action through responsive governance and strategic partnerships to realize the community's vision.

Draft Conceptual Framework



- Enhanced Corridors
- Community Gateways
- Mixed-Use District
- Existing Neighborhood Activity Nodes
- Potential Neighborhood Activity Nodes
- Potential Civic Activity Nodes
- Focused Growth and Redevelopment
- Community Stabilization
- Flood Mitigation Area

Corridors, Districts, and Nodes



Enhanced Corridors:

- Strengthen the appearance of the corridors
- Neighborhood-serving commercial
- Improved mobility options



Community Gateway:

- Create attractive entries into the City



Mixed-Use District:

- Encourage infill development
- Regional and local draw
- Commercial and residential uses
- Improved mobility options

Corridors, Districts, and Nodes

Neighborhood Activity

Nodes:

- Connect businesses and services to residential areas
- Safe pedestrian and bicycle access

Civic Activity Nodes

- New or expanded parks and open space
- Utilize flood-prone areas
- Stormwater mitigation

Development Strategies

Focused Growth and Redevelopment

- Support higher-density residential and mixed-use redevelopment

Community Stabilization

- Address vacancy and underutilized sites
- Integrate mixed-use development and neighborhood nodes

Flood Mitigation Area

- Address previous flooding impacts and integrate stormwater interventions

Critical Question 1

Potential green space in flood prone areas

The comprehensive plan could recommend that new green space is introduced within the Flood Mitigation Area in lieu of encouraging new development that would be vulnerable to flooding. This green space could serve as a community amenity, and have environmental benefits such as to help with stormwater management and restore natural ecosystems and habitat.

If green space is developed within the flood plain, how can it best support the City's sustainability goals?

Critical Question 2

Green buildings

The Draft Conceptual Framework Map includes areas that are recommended for Focused Growth and Redevelopment, where higher intensity development may be pursued. This presents opportunities for encouraging green buildings. The comprehensive plan could recommend the use of rating systems such as LEED or Energy Star, and could also recommend more specific green building standards.

What kinds of standards or guidelines could best encourage green buildings in these areas, supporting sustainability while not being too onerous so as to discourage the kind of development that is desired?

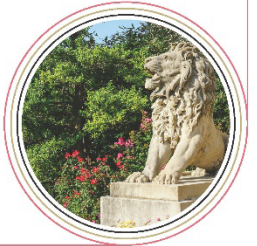
Continue Engagement

- Paper surveys available at the University City Hall, the Public Library, and the University City School District Office
- Online activities available at **WeMakeUCity.com**
- Rack cards available for pick-up at City Hall
- Social media images, flyers, and other outreach material available through OneDrive, which will be shared again after the meeting

Shape the Future of University City

We Make U City is a special opportunity for everyone to share their ideas about the future of University City through a new comprehensive plan. The plan will address how land is used, how retail and office is developed, the look and feel of neighborhoods, public services and amenities, and more.

Join us for the first round of engagement and help shape your community!



Three Ways to Get Involved!

In-Person Events

Thursday, March 2 6:00 - 7:30 pm Heman Park Community Center	Saturday, March 4 10:00 - 11:30 am Heman Park Community Center
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Registration Recommended – Visit WeMakeUCity.com

Online Activities

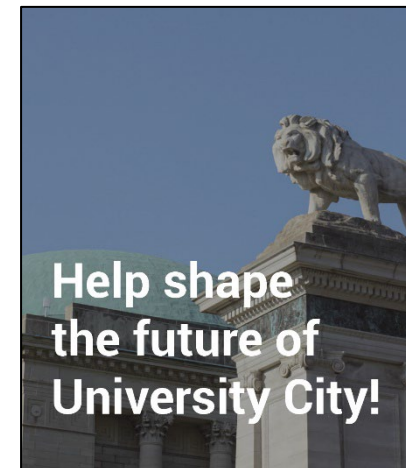
Complete interactive online activities at WeMakeUCity.com

Paper Surveys

Fill out a paper version of the activities at **City Hall, the Public Library, or the University City Schools District Office**

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Learn more, visit: WeMakeUCity.com



Help shape the future of University City!

There are many ways to get involved!
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Questions?



Thank you!

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